

\$774,650 - 120 Brander Avenue, Langdon

MLS® #A2186475

\$774,650

4 Bedroom, 3.00 Bathroom, 2,381 sqft
Residential on 0.14 Acres

N/A, Langdon, Alberta

The Patrick model by Sterling Homes is a stunning and spacious 4-bedroom, 2.5-bathroom home on a wide 69-ft lot, offering 2,311 sq. ft. of thoughtfully designed living space. The kitchen features an executive layout with built-in stainless-steel appliances, a Silgranit sink, walk-in pantry, open shelving in the island, and a tiled backsplash. The main floor includes a flex room, half bath, and a mudroom with an open bench and coat rack. Upstairs, the vaulted-ceiling bonus room provides an airy, inviting space, while the luxurious 5-piece ensuite includes dual sinks, a private water closet, and a bank of drawers. Additional highlights include maple-stained railings with iron spindles, an electric fireplace, vinyl flooring in wet areas, and a 9' basement ceiling. This energy-efficient home combines comfort, elegance, and sustainable living.

Photos are representative.

Built in 2024

Essential Information

MLS® #	A2186475
Price	\$774,650
Sold Price	\$761,525
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,381



Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	120 Brander Avenue
Subdivision	N/A
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s), Built-in Features, Double Vanity, Granite Counters, Pantry, Smart Home, Skylight(s), Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Built-In Oven, Gas Range, Microwave, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 9th, 2025
Date Sold	February 13th, 2025
Days on Market	35
Zoning	TBD
HOA Fees	0.00

Listing Details

Listing Office	Bode
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